



## MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, June 7, 2016 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

### COUNCIL MEMBERS PRESENT

Mayor Pro Tem Russell Porter, Council Members Brent Strate, Sallee Orr, Bryan Benard and Adam Hensley

### STAFF MEMBERS PRESENT

City Attorney Ken Bradshaw, Police Chief Darin Parke, Fire Chief Cameron West, Parks and Public Works Director Jon Andersen, Finance Director Steve Liebersbach, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

### CITIZENS PRESENT

Jim Pearce, Matt Dopp, Liz Bailey, Matt Lowe, Walt Bausman, Paul Christenson, Carly & Matt Peterson, Tyler DeGroot, Parker DeGroot, David Dance, Carson Cundick, Kegan Cundick, Jake Blazzard, Matt Pearson, Benjamin Claycomb, Joseph Gonzalez, Alexander Gonzalez, Brigham Cox, Wesley Stewart, Tony Dailey, Elijah Dailey, Leigh Dean, Kirk Dean, Joyce Hartman, Chris & Rebecca Gurnee, Blake Fessler, Jerry Cottrell, Mike Adams

## I. OPENING CEREMONY

### A. Call To Order

Mayor Pro Tem Porter called the meeting to order at 6:04 pm. He excused the mayor who was not present due to illness and City Manager Dixon who was in Moab with his scout troop. The mayor pro tem then entertained a motion to convene. (Note: Council Member Orr was not present for the vote to convene. She entered the meeting a few minutes later).

**Council Member Benard moved to convene as the South Ogden City Council, followed by a second from Council Member Strate. In a voice vote Council Members Strate, Hensley, and Mayor Pro Tem Porter all voted aye.**

### B. Prayer/Moment Of Silence

The mayor pro tem invited everyone to participate in a moment of silence.

### C. Pledge Of Allegiance

Council Member Benard led those present in the Pledge of Allegiance.

Mayor Pro Tem Porter then opened the meeting for public comments, asking those who spoke to limit their time to 3 minutes.

## II. PUBLIC COMMENTS

**Rebecca Gurnee, 6043 Park Vista Drive** – read through a letter (see Attachment A) she had written to the Council concerning a parcel of land next to her home recently deeded to the City and used as a maintenance entrance to Nature Park. She said if the City would spend the money to beautify the property, she and her neighbors would maintain it. She also said the City could use her secondary water to maintain the landscaping. Ms. Gurnee had provided a cost estimate for the work that needed to be done. She asked the Council to consider her proposal.

**Wes Stewart, 3625 Jefferson** – Mr. Stewart gave a handout to the Council (see Attachment B) concerning areas of the Form Based Code (FBC) he felt still needed to be addressed. He said he was mostly concerned with the FBC along Ogden and Adams Avenues as that was close to where he lived; he had gotten the signatures of over 50 people in the area who did not want the FBC code. He then quoted verses from the book of Matthew, Chapter 23, saying the FBC would open the gate to “devour widow’s houses.” He also said the FBC looked good on the outside but the inside was “full of dead men’s bones” as stated in the book of Matthew.

**Paul Christenson, owner of property at 302 40<sup>th</sup> Street** – stated he was there to speak in favor of the FBC. He felt it struck a great balance for what needed to be done on 40<sup>th</sup> Street. He gave an example of the success of a FBC in Salt Lake City near the 9<sup>th</sup> South off-ramp. It protected those who wanted to remain while still allowing development to happen. He felt the FBC was well thought out and asked the Council to pass it.

**Blake Fessler, 1269 E 6225 S** – said that 6100 South seemed to have to be repaired every winter. There were still large pot holes on the street and he had damaged his own car driving on the street. He asked if there were plans to fix the road.

Parks and Public Works Director Jon Andersen answered after the anticipated road study was done, staff would have a priority list of which roads needed to be worked on first. He said the Council had also discussed implementing a fee to help in road repair and maintenance. The Council said they would have staff look at the road.

There were no other public comments.

## III. RECOGNITION OF SCOUTS/STUDENTS PRESENT

Mayor Pro Tem Porter invited the scouts and leaders present to come forward and explain why they were there. Council Member Hensley presented each scout with a South Ogden City pin. Those who came forward were: Troop 259, Leader Dave Dance, Scouts Carson Cundig, Kegan Cundig, Joseph Gonzalez, Elijah Dailey, Brigham Cox, and Alexander Gonzalez, who were there to earn their Citizenship in the Community Merit Badge; Troop 296, Scout Don Bailey, Citizenship in the Community Merit Badge; and Troop 255, Parker DeGroot, Communications Merit Badge.

Mayor Pro Tem Porter answered a few questions from the scouts, as well as gave them information on doing their Eagle Projects with the City.

#### **IV. PRESENTATION**

##### **A. Recognition of Police and Fire Employees**

This item was cancelled.

#### **V. CONSENT AGENDA**

##### **A. Approval of April 21, 2016 Town Hall Meeting and May 17, 2016 Council Minutes**

##### **B. Approval of May Warrants Register**

##### **C. Set Date For Public Hearing (June 21, 2016 at 6 pm or as soon as the agenda permits) to Receive and Consider Comments on Proposed Amendments to the FY2016 Budget**

Mayor Pro Tem Porter asked if there were any comments or questions on the items on the consent agenda. There were none, so Mr. Porter called for a motion.

**Council Member Strate moved to approve the consent agenda, followed by a second from Council Member Benard. The mayor pro tem asked if there were further discussion, and seeing none, he asked for a voice vote. The voice vote was unanimous to approve the consent agenda.**

#### **VI. PUBLIC HEARING**

##### **A. To Receive and Consider Comments on the Following Items:**

##### **1. The FY2017 Proposed Budget**

Mayor Pro Tem Porter indicated those who wished to comment about the budget should come up first. He then called for a motion to open the public hearing.

**Council Member Hensley moved to leave city council meeting and open a public hearing. The motion was seconded by Council Member Benard. All present voted aye.**

Mr. Porter invited those who wished to comment about the budget to come forward.

**Wes Stewart, 3625 Jefferson Ave.** – had reviewed the budget with Mr. Bausman. Mr. Stewart felt the City was spending money on things they wouldn't be if they were suffering economic hardship as they were. He saw money being spent on steak dinners at the Timbermine Restaurant, which was not even in South Ogden City. It was economic leakage. He also pointed out the City was spending money to dry clean uniforms at a business in Ogden City. He said the City should avoid spending money on fireworks and decide what its wants and needs really were. Citizens expected roads to be maintained and sidewalks to be built. He pulled his weeds by hand so the City wouldn't have to come and spray for weeds. He felt that spending money on steak dinners was not spending taxpayer money wisely. He wanted to see his tax money used to improve roads.

**Walt Bausman, 5792 S 1075 E** – said there appeared to be two changes in the budget since the City had initially presented it. One was the appropriation of money for a sidewalk project and the other was a capital outlay for a street project. It raised the planned deficit to almost \$400,000. He said there did not seem to be anything budgeted for the City's \$707,000 portion of the 40<sup>th</sup> Street Project. Mr. Bausman also talked about some restricted funds concerning 40<sup>th</sup> Street. He felt that 40<sup>th</sup> Street Project should also have its own account since the funds were so significant. He said the only money that had been transferred from the general fund was for South Ogden Days, debt service and Class C revenue funds. The reason nothing else had been transferred was because there was no other money. He said there was no other money because of existing commitments; otherwise it would be prudent to fix more streets. As he had said before, the City should cut its spending.

There were no more comments concerning the budget. Mayor Pro Tem Porter then called for comments on item 2 of the public hearing.

- 2. The City's Intent To Continue Its Practice Of Not Charging Itself For Water, Sewer, Storm Drain, And Garbage Services That Will Be Used For Normal City Operations During The 2017 Budget Year. The Estimated Amounts Of The Non-Charged Services Are As Follows: Water \$21,000-\$46,000; Sewer \$3,000-\$8,000; Storm Drain \$6,000-\$12,000; Garbage \$3,000-\$7,000**

City Finance Director Steve Liebersbach explained it was common for most cities to not charge themselves for services they provided; however state law required the City to notify its residents and hold a public hearing on its intent each year. Council Member Orr asked that the notice sent to residents explain more about the practice.

Mayor Pro Tem Porter invited anyone who wished to comment on the item to come forward. No one came forward. The mayor pro tem then called for a motion to close the public hearing and recess into a CDRA Board Meeting.

**Council Member Hensley moved to adjourn the public hearing and convene as the Community Development and Renewal Agency Board. The motion was seconded by Council Member Strate. The voice vote was unanimous in favor of the motion.**

## **VII. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING**

See separate minutes.

## **VIII. RECONVENE AS SOUTH OGDEN CITY COUNCIL**

Motion from Community Development and Renewal Agency Board Meeting to reconvene as City Council:)

Board Member Benard moved to adjourn the public hearing, adjourn the CDRA Board Meeting, and convene as the South Ogden City Council. The motion was seconded by Board Member Strate. The voice vote was unanimous in favor of the motion.

## **IX. DISCUSSION / ACTION ITEMS**

### **A. Consideration of Ordinance 16-14 – Amending the Zoning Map for Parcels 07-717-0006 and 07-717-004 Located at Approximately 5985 Wasatch Drive, Changing Them From C-2 to R-5B**

Assistant to the City Manager Doug Gailey spoke to this item, explaining that City Planner Mark Vlasic had been unable to attend the meeting. He referred the Council to the report sent to them earlier in the day from Mr. Vlasic concerning the rezone and referenced the general plan.

Council Member Strate asked if variances to the code requested by the applicant would come back to the Council to be heard. City Attorney Bradshaw said they would not; they would go to the hearing officer. Council Member Strate asked if a higher density could be allowed without the City Council's approval. City Recorder Leesa Kapetanov said the answer was no; if the applicant wanted higher density, they would have to ask for a zone change, which would come to the Council. Mr. Strate asked about parking requirements in the zone and if they could be changed, citing some parking issues in the area of the rezone. City Recorder Kapetanov said the parking requirements for the problem area (Mountain Ridge Assisted Living) were met at the time the facility was allowed. Mayor Pro Tem Porter said parking was not the question being considered; it was for a rezone.

Council Member Orr asked how many units would be allowed in the development. City Recorder Kapetanov explained the 49 units was not the density allowed, it was simply a number given to distinguish between a permitted or a conditional use. The density was given in a different area in the code and was based on number of units per acre.

Council Member Hensley said he felt the Council had done its due diligence by asking if there was the possibility of economic development in the area; the access made it tough for retail businesses to develop on the property. He felt it would be better to work with and support development. Council Member Strate agreed. Council Member Benard said they had denied a similar request for a rezone several years ago and no commercial development had wanted to come to the area. He also stated that multi-family development would be a good transition between the commercial area and the single family homes in the area. He wished the Form Based Code had already been developed for the area, but felt they should approve the rezone now and adopt the FBC as soon as possible. Council Members Strate and Hensley agreed.

**Council Member Strate moved to approve Ordinance 16-14, followed by a second from Council Member Benard. The mayor pro tem asked if there was further discussion, and seeing none, he called the vote:**

<b>Council Member Hensley-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>

<b>Council Member Orr-</b>	<b>Yes</b>
<b>Mayor Pro Tem Porter-</b>	<b>Yes</b>

**Ordinance 16-14 was adopted.**

**B. Consideration of Resolution 16-19 – Approving an Agreement with Weber State University for Relocation of City Water Line**

Parks and Public Works Director Jon Andersen came forward to speak to this item. He informed the Council of Weber State University's geo-thermal energy project that would be drilling holes in the vicinity of the City's water line. He said the university had agreed to help pay for half the cost of re-locating the line; doing so would not only provide an opportunity to upgrade the material used for the line but also avoid any future problems with working on the line and trying to avoid all the geo-thermal energy holes that were being drilled. Mr. Andersen answered some questions from the Council. Mayor Pro Tem Porter entertained a motion concerning the resolution.

**Council Member Hensley moved to approve Resolution 16-19. The motion was seconded by Council Member Benard. Mayor Pro Tem Porter called the vote:**

<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>
<b>Mayor Pro Tem Porter-</b>	<b>Yes</b>

**Resolution 16-19 passed.**

**C. Consideration of Resolution 16-20 – Ratifying an Agreement with Post Asphalt for Road Crack Sealing**

Parks and Public Works Director Jon Andersen explained that after the Council had approved Option 1 for roadwork, staff realized that the roads that were going to be chip or slurry sealed in the fall needed to be crack sealed this spring before it got too hot; therefore, staff had moved ahead with the bid and contract for the work and the Council was ratifying it. The mayor pro tem asked if there were any questions from members of the Council. There were no questions, so he called for a motion.

**Council Member Orr moved to adopt Resolution 16-20. Council Member Benard seconded the motion. Mayor Pro Tem Porter asked if there was further discussion, and seeing none, made a roll call vote:**

<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Orr-</b>	<b>Yes</b>

<b>Council Member Hensley-</b>	<b>Yes</b>
<b>Mayor Pro Tem Porter-</b>	<b>Yes</b>

**The agreement with Post Asphalt was ratified.**

## **X. DISCUSSION ITEMS**

### **A. Discussion on Ordinance 16-07 - Adopting the Form Based Code and Amending the Zoning Map in Conjunction with the Form Based Code**

Council Member Benard stated it was time to move forward and adopt the Form Based Code (FBC). He knew there were some implications with the City condemning properties along 40<sup>th</sup> Street for the widening project, however the change in zoning did not implicate that the market value of the property would change, especially in such a short amount of time. He agreed with Mr. Christenson who had commented earlier in favor of the FBC; if the City did not move forward, it would continue to get eyesores. He asked that it be put on the agenda for adoption. Council Member Strate agreed; however, he wanted to make sure all of the changes they had made had been implemented. Council Member Hensley stated change and blight was inevitable, so you either dealt with it before it came, or waited until it happened and dealt with it in a different way. There would be neighborhoods that would be impacted by the adoption of the FBC, however if the City did nothing, there would be neighborhoods that would be impacted for much longer because the City failed to act when it was time to act. He felt they had done their due diligence, but also pointed out they could make minor adjustments to the FBC as they went along. The Council also directed staff to move forward quickly with implementing a FBC on the south end of the City.

### **B. Discussion on FY2017 Budget**

Finance Director Steve Liebersbach led the Council in this discussion. He pointed out that he anticipated 2 changes to the budget before it was adopted at the next meeting: the first would be recognizing the receipt of RAMP Grant funds for the construction of the restroom facility at the junior high, as well as in-kind contributions from the City and Weber School District and an approximately \$20,000 cash allocation; second, the certified property tax rate would be calculated into the budget if the state or county informed us in time of what the rate was. If they did not get the information to us in time, a budget amendment would be done later to incorporate it. Mr. Liebersbach then accepted questions from the Council. Council Member Benard pointed out that based on Mr. Liebersbach's answers, it was clear to see that the City was not fiscally in trouble, as some members of the public had said it was. The City did have unlimited needs and limited funds, but it was not facing dire economic hardships. Council Member Orr felt the Council needed to be diligent in always watching the budget. She also said they should not put off spending for needed items, as it may be harder to catch up later on. Mr. Liebersbach then answered several questions concerning fixed assets and enterprise funds. He said the budgeted study of the enterprise funds would help to determine if rates or fees needed to be increased in order to meet the long term needs of each fund. It was his opinion that it was



better for a City to increase rates and fees a little every year rather than wait five years and increase it a lot.

The Council asked some questions and discussed roads and how much money would be needed to maintain and repair them over the next few years.

## **XI. DEPARTMENT DIRECTOR REPORTS**

### **A. Parks and Public Works Director Jon Andersen – Project Updates**

Mr. Andersen reported on several projects:

**Splash Pad-** the Splash Pad was not working due to a bad solenoid. The new part was due to arrive tomorrow and staff hoped to have the Splash Pad up and running soon after.

**Projects Out to Bid** – Mr. Andersen said two projects were out to bid: the Ben Lomond Water Feeder Line and Chip and Slurry Seal; they were both due on June 20.

**Crack Seal** – was 75% complete and should be completely finished by the end of the week.

**Weber State Water Line Relocation** – this project should begin by the end of this week or beginning of next.

**Street Overlay Projects** – the two overlay projects, 43<sup>rd</sup> Street and Adams, were moving forward, however some issues with the Adams overlay had come up. City Engineer Brad Jensen was getting a second opinion as to whether the soil underneath would cause the overlay to not last the full ten years. Mr. Andersen would give an update at the next meeting.

Council Member Hensley then reported he had met with someone concerning a new technology for roads. He would give the contact information to Mr. Andersen.

## **XII. REPORTS**

### **A. Mayor – not present.**

**Mayor Pro Tem Porter** – said he had attended “Coffee with a Cop” sponsored by the South Ogden McDonald’s. He then reported he had attended a land use training with Meg Ryan from the Utah League of Cities and Towns; all of the planning commission had been there as well. Ms. Ryan served as a hearing officer for several cities, and was of the opinion that it was best for city councils to stay legislative.

Mr. Porter concluded his report saying he had represented the mayor at the WACOG meeting. He felt there was great cooperation among the mayors in the county.

### **B. City Council Members**

**Council Member Hensley** – met with Tom Christopoulos, Economic Development Director for Ogden City and discussed some joint ventures with South Ogden. Mr. Christopoulos had said South Ogden had a friend in Ogden City. Mr. Hensley then asked for a quick resolution to the Gurnee property.

**Council Member Orr** – nothing to report.

**Council Member Benard** – was looking forward to the upcoming South Ogden Days.



He then asked about the landscaping on Highway 89 and Harrison. Parks and Public Works Director Jon Andersen gave a report. Mr. Benard requested that a final landscape plan be sent to the Council.

**Council Member Strate** – reported he would not be in town during South Ogden Days. He also noted that the landscaping along 5600 South that had been maintained by Dr. Swift had changed. Mr. Strate and a group of scouts had reworked it.

**B. City Manager** – not present.

**C. City Attorney** – directed the Council to read the city manager’s report for the meeting.

### **XIII. ADJOURN**

Mayor Pro Tem Porter called for a motion to adjourn.

**Council Member Benard moved to adjourn, followed by a second from Council member Strate. The voice vote was unanimous in favor of the motion.**

The meeting adjourned at 7:51 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, June 7, 2016.

  
Leesa Kapetanov, City Recorder

Date Approved by the City Council June 21, 2016

**Attachment A**  
Handout from Ms. Gurnee

June 7, 2016

South Ogden City Council  
3950 S. Adams Ave.  
South Ogden, Utah 84403

Re: City Beautification Request located at  
South Ogden Nature Park maintenance approach

Ladies and Gentlemen of the Council,

The South Ogden Nature Park is comfortably nestled among many residential properties. In one specific area, access to the paved nature trail is necessary in order to facilitate various maintenance requirements. This approach is located on a residential street, Park Vista Drive. The approach is between parcel #07-691-0011 (6043 S. Park Vista Drive), and parcel #07-691-0012 (6024 S. Park Vista Drive). (Please see attached addendum A and B, highlighted area.) It is about this referenced area, per the council's request, that I continue to bring updates on the progress of the suggested landscape development.

As you know, for several years now, this referenced area has been relatively neglected, casting a negative presence to the associated neighborhood. The disrepair includes uncontrolled weeds, causing a potential fire hazard to the local residents, as well as a severely broken sidewalk, causing potential harm to passers by. In addition, vehicles using the access road in this area may not be authorized to do so, causing a potential threat to trail users and local residents. The specific purpose of this letter is to request South Ogden City to provide funding for landscaping along the approach, thereby reducing associated risks, as well as providing neighborhood beautification.

Residents in the associated neighborhood have had the opportunity to meet to discuss the possibilities of developing and/or landscaping this referenced area. Since there is not a neighborhood homeowners' association immediately adjacent to the referenced area, a neighborhood lease for the improvements of the referenced area is not currently an option. However, local residence would be more than willing to commit to participate in the weekly maintenance of an already improved area. Since the local residents are so eager for this beautification project to ensue, we have taken it upon ourselves to design and bid a beautification project for the referenced area. We have attached the landscape design for your reference. (Please see attached addendum C.) In addition, we have also attached a bid to have the most of the materials supplied, and the majority of the work completed. (Please see attached addendum D.) South Ogden City's involvement could be minimal, simply providing approval of the plan, as well as funding for the suggested improvements.

It would be possible to break the landscape project into two separate pieces, phase A and phase B, as referenced on the landscape design (addendum C), allowing for some of the less expensive landscaping to be completed expeditiously, while allowing the city to budget and plan ahead for some of the more expensive landscaping. Currently, in the referenced area, some landscaping has already been provided. This landscaping includes grading, weed control, land

retention, landscape boulders, a small grassy area, and some irrigation. In the suggested landscape design, it would be possible to tie into the existing landscape improvements in phase A, allowing for irrigation for the new grassy area. The irrigation is currently being provided by the adjacent lot owners, Chris & Rebecca Gurnee. They agree to provide irrigation to the new grassy area as well. In addition, more landscape boulders and some road base are being offered for this project by Chris & Rebecca Gurnee, allowing for the completion of phase A of the landscape design with minimal costs to South Ogden City.

If you will notice phase B on the landscape design is more expensive to install, as it is a dryscape area. This dryscape area has two purposes; 1) lack of water supply in the area, and 2) minimal labor and maintenance costs required for upkeep. Although the initial cost of installation may be higher, long term labor and maintenance would be significantly less, pulling less on our precious resources, and less on the financial responsibility for it's upkeep.

At this time, it is important to discuss the maintenance road located in the landscape area referenced. The maintenance road is often used by unauthorized users. This traffic has broken up the adjacent sidewalks, trespassed into neighboring yards, and vehicles have dragged rocks, dirt and debris from the access road into the street and trails. During this beautification project, it would be appropriate to replace the broken sidewalk, provide an approach to the maintenance road, pave the maintenance road, as well as potentially provide a minor off-street parking area for trail users. In order to minimize unauthorized traffic, an access gate/chain is also suggested. These specific action items are requested to be provided by South Ogden City. This information is also outlined on the landscape design.

Upon the completion of the landscape project in the referenced area, neighborhood residents agree to provide weekly maintenance of the area. This volunteer labor would include weed control, mowing, fertilizing, and watering. This volunteer service and labor would save money for South Ogden City.

As a note, the landscaper providing the bid for this project will be providing landscape services for Chris & Rebecca Gurnee, the neighboring lot, from June 13<sup>th</sup> through June 24<sup>th</sup>. Since they landscaper will already be on site with all of their equipment, it may be possible to complete this requested beautification project at the same time, reducing potential labor costs. Therefore, an expeditious response to this proposal is requested.

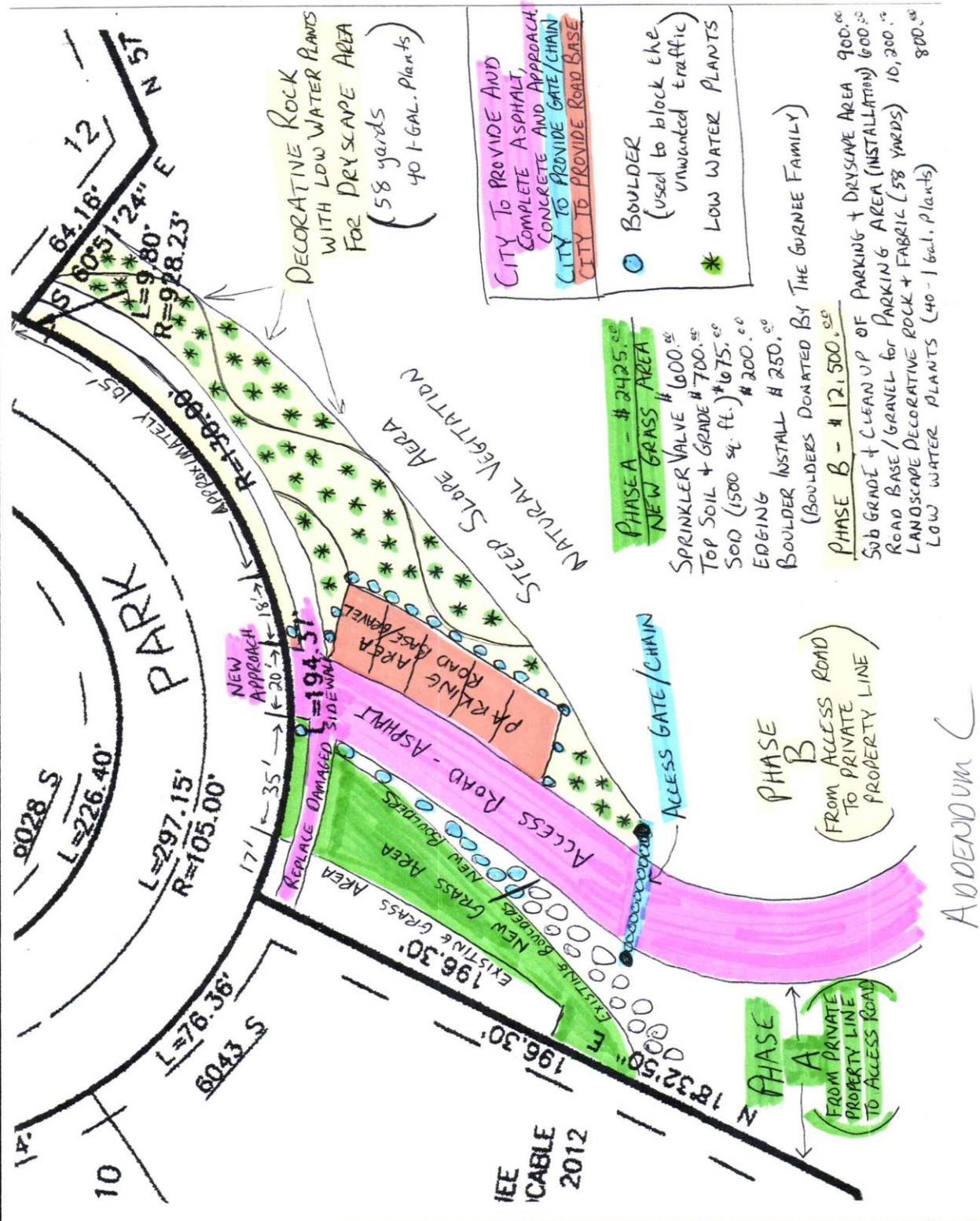
Thank you in advance for your consideration of this request. If you have any further questions concerning this request, I would be happy to make myself available to you.

Very Truly Yours,

Alisha Rebecca Gurnee  
6043 S. Park Vista Drive  
South Ogden, Utah 84405  
(801) 628-4700







### Addendum D

Name:	Rebecca Gurnee
Project Location:	6043 Park Vista Drive, South
Phone:	801-628-4700
Work:	Landscape and Sprinklers

\$12,500.<sup>00</sup>

\$2425.<sup>00</sup>



**Attachment A**  
Handout from Mr. Stewart

In the King James version of the Bible, the book of Matthew (who was interestingly a Publican, or tax collector) wrote to convince the Jews that Jesus is the Christ. In Chapter 23 of St. Matthew it states in verse 14, Jesus says "Woe unto you, scribes and Pharisees, hypocrites! for ye devour widows' houses, and for a pretence make long prayer: therefore ye shall receive the greater damnation." And verse 24 of Chapter 23 reads, "Ye blind guides, which strain at a gnat, and swallow a camel. Woe unto you, scribes and Pharisees, hypocrites! for ye make clean the outside of the cup and of the platter, but within they are full of extortion and excess." Is this not what Form Based Code <sup>(FBC)</sup> being proposed has to offer the "Old Town" area of South Ogden? It is going to allow developers to "devour" any home they can get whether it looks nice from the "outside" or not. Not one of you has looked at the insides of these homes, or considered the people who own homes who will have to live with your decisions on rezoning their neighborhoods without the home owners consent. It may bring in more traffic; no guarantees of any better form in that someone can purchase an existing home and simply put a sign up and start their business. Since it (FBC) is expensive, less

Note: Underlines added.

improvements will take place, not more; and should a new building get built, will it truly fit in next to the existing older homes? I don't think so.

Verse 26 continues, "Thou blind Pharisee, cleanse first that which is within the cup and platter, that the outside of them may be clean also." And verse 27,

"Woe unto you, scribes and Pharisees, hypocrites! for ye are like unto whited sepulchers, which indeed appear beautiful outward, but are within full of dead men's bones, and of all uncleanness." Please don't allow the

Form Based Code (the camel) into Ogden & Adams avenue and other residential neighborhoods. This is the same lie of the Devil that only the outside matters and not what is within.

Adult book stores would be allowed next to childrens homes, and increased traffic will put small children and others at risk,

Consider "cleansing" spending habits of South Ogden City - not trying to increase commercial tax base in our residential neighborhoods. Economic Leakage such as Steak dinners at Timberline Restaurant, and Ruby River Steakhouse & Brewery (by police department) this spring should not be occurring if we have so little money and need more tax revenue. Don't wipe out the poor folks homes, some of which are Veterans as well.

The governments responsibility is to do for its citizens what they can't do for themselves. If roads were improved, this one thing alone would make our neighborhoods look twice as good. Add Sidewalks, and hold fire work & city celebrations after all people paying into the tax base have their roads in good (or at least fair) repair. Otherwise ~~we~~ you are spending money you (S. Ogden City) does not have. It used to be that the right-of-way was the dividing line between property owners and the government. But Form Based Code crosses over this line (much like communism dictates what people can and cannot do). It should be voted down as presently proposed.

Sincerely,

Mr. Wesley J. Stewart  
3625 Jefferson Ave.  
South Ogden City